

**Special
COUNCIL
&
PLANNING COMMISSION
WORKSHOP MEETING**

A G E N D A

TOWN OF CHINCOTEAGUE

June 28, 2007 - 7:30 P.M. - Council Chambers - Town Hall

CALL TO ORDER

INVOCATION BY COUNCILMAN ROSS

PLEDGE OF ALLEGIANCE

AGENDA ADDITIONS/DELETIONS AND ADOPTION:

1. Redman & Johnston Presentation
 - Presentation of Zoning Map Changes
 - Direction for the Future

(Note: For a member of Council, the Planning Commission or staff to speak please raises your hand to be recognized by the Mayor or the Presenter)

ADJOURN:

LAND USE AREA CONCEPTS
CHINCOTEAGUE COMPREHENSIVE PLAN
For DISCUSSION WITH PLANNING COMMISSION AND MAYOR AND COUNCIL
June 15, 2007

INTRODUCTION

We learned several important points from the last public information meeting that have implications for the draft *Chincoteague Comprehensive Plan*. Key points are:

- Many people are concerned about implementing the draft Land Use Plan and its implications for current zoning;
- Many feel that allowing commercial uses in residential areas is acceptable public policy, that properties currently zoned for commercial use should not be changes and that multi-family residential uses (condos, townhouse and apartments) should be allowed in commercial zones;
- Aesthetics is not an appropriate exercise of public policy and the imposition of design standards or guidelines is unacceptable;
- The prospect of the Town providing public sewer service (considering the potential cost associated with that service) is not supported by many of the people attending the most recent public information meeting; and
- Requiring property owners to provide for public access to the shoreline or maintain scenic view corridors is an unwarranted public imposition on private property rights.

There appear to be two distinct mind sets at work in the Town. Those that attended the early public information meetings and filled in the surveys seemed to support the notion of more development controls and a more pro-active role for Town government in the way land and building are developed and used. The folks that attended the last public information meeting seemed to support the status quo and less involvement of Town government in land use.

Given what appears to be strongly opposing points of view, we believe that the path forward to updating the *Chincoteague Comprehensive Plan* will require an effort to find a middle ground for consensus. A possible first step toward consensus building could be meetings with key stakeholders and thought leaders to determine if there are concepts where compromise can be achieved.

Based on discussions we had at our last meetings with the Mayor, members of the Planning Commission and staff we have prepared an alternative land use concept that attempts to address the primary concerns raised at the last public information meeting. The proposed Planning Areas in this land use concept retain current uses in each of the districts. In response to the concerns raised by citizens, the land use area concepts are simplified, boundaries follow the existing zoning maps, and each land use area shown in this concept includes:

- A primary land use issue and planning objective;
- A list of permitted uses;

- Special Exception Uses; and
- Conditional Uses (those approved by the Mayor and Council after recommendation from the Planning Commission)

With exception of the proposed “Resort Commercial” and “Resort Residential” planning areas, residential uses other than one and two family residential are only permitted through the conditional use process.

If approved by the Mayor and Council and Planning Commission we propose to use these concepts (or some variation) along with the current draft Chincoteague Comprehensive Plan as the basis for discussion with stakeholders.

LAND USE AREA CONCEPTS DESCRIBED

SINGLE FAMILY RESIDENTIAL PLANNING AREAS (R-1)

Issue – Encroachment of incompatible uses that increase congestion and adversely impact surrounding property values.

Land Use Planning Objective – Protect existing low-density residential neighborhoods primarily consisting of detached single family dwellings from incompatible uses. Encourage infill and redevelopment consistent with the existing character of the neighborhoods.

Permitted Uses:

1. Detached Single Family Dwelling
2. Tourist Home
3. Tourist Rental Homes
4. Limited House Occupation
5. Pony Penning Sales
6. Yard Sales
7. Parks
8. Power Generating Windmills
9. Public Utilities
10. Accessory building/Structure
11. Municipal Facilities
12. Temporary Site Trailer

Special Exceptions: None

Conditional Uses: None

ONE AND TWO-FAMILY RESIDENTIAL PLANNING AREAS (R-2)

Issue – Encroachment of incompatible uses that increase congestion and adversely impact surrounding property values.

Land Use Objective – Protect existing neighborhoods primarily consisting of one and two family dwellings from incompatible uses. Encourage infill and redevelopment with development of a similar scale and intensity consistent with the existing character of the neighborhoods.

Permitted Uses:

1. Detached Single Family Dwelling
2. Two-family Dwelling
3. Tourist Home
4. Tourist Rental Homes
5. House Occupation
6. Churches
7. Schools
8. Pony Penning Sales
9. Yard Sales
10. Parks
11. Public Utilities
12. Accessory Building/Structure
13. Municipal Facilities
14. Temporary Site Trailer

Special Exception Use:

1. Public piers, public boat ramps
2. Power Generating Windmills*

Conditional Use: None

MIXED RESIDENTIAL PLANNING AREAS (R-3)

Issue – Impacts on public facilities and services related to conversion of existing campground and mobile home sites to multi-family residential and the loss of affordable housing units.

Land Use Objective – Insure that the location and intensity of uses in the Planning Area are controlled to maintain property values and avoid congestion.

Permitted Uses:

1. Detached Single Family Dwelling
2. Two-family Dwelling
3. Mobile Home
4. Rest Home

5. Bed and Breakfast
6. Rooming and Boarding House
7. Tourist Home
8. Tourist Rental Homes
9. House Occupation
10. Mobile Home Park
11. Vacation Rental Cottage
12. Churches
13. Schools
14. Pony Penning Sales
15. Yard Sales
16. Professional Office
17. Recreation parks and playgrounds
18. Public piers, public boat ramps
19. Day Care Facilities
20. Nursing Home
21. Cemetery
22. Public Utilities
23. Accessory Building/Structure
24. Municipal Facilities
25. Temporary Site Trailer

Special Exception Use:

1. Public piers, public boat ramps
2. Power Generating Windmills

Conditional Use:

1. Townhouse
2. Multi-Family
3. Condominiums
4. Hotels/Motels
5. Camper/travel trailer parks
6. Campgrounds
7. Light Waterfront Seafood Industry

4. RESORT RESIDENTIAL PLANNING AREAS (ALTERNATIVE)

Issue – Impacts on public facilities, services and traffic related to conversion of existing campground and mobile home sites to multi-family residential and the loss of affordable housing units.

Land Use Objective – Set aside areas for the development of master planned mixed-use residential communities, while at the same time allowing the continuation, expansion and redevelopment of existing resort uses.

Permitted Uses:

1. Detached Single Family Dwelling
2. Two-family Dwelling
3. Mobile Home
4. Townhouse
5. Multi-Family
6. Condominiums
7. Hotels/Motels
8. Camper/travel trailer parks
9. Campgrounds
10. Rest Home
11. Bed and Breakfast
12. Rooming and Boarding House
13. Tourist Home
14. Tourist Rental Homes
15. House Occupation
16. Mobile Home Park
17. Vacation Rental Cottage
18. Churches
19. Schools
20. Pony Penning Sales
21. Yard Sales
22. Professional Office
23. Recreation parks and playgrounds
24. Public piers, public boat ramps
25. Day Care Facilities
26. Nursing Home
27. Cemetery
28. Public Utilities
29. Accessory Building/Structure
30. Municipal Facilities
31. Temporary Site Trailer

Special Exception Use:

1. Public piers, public boat ramps
2. Power Generating Windmills

Conditional Use:

1. Light Waterfront Seafood Industry

NOTE: The Resort Residential Land Use Area is suggested as an alternative to the Mixed Residential Land Use Area in selected parts of the Town. It differs from the Mixed Residential Land Use Area in that it would permit townhouse and multi-family residential uses as by-right uses.

NEIGHBORHOOD COMMERCIAL PLANNING AREAS (C-1)

Issue – Legitimizing existing scattered commercial uses and providing appropriate areas for additional retail commercial, service and resort accommodation uses.

Land Use Objective – Provide appropriate areas for retail commercial and service uses catering to year-around residents and including one and two family residential uses. Permit appropriately designed and located attached residential units and resort accommodations, where such uses will not adversely affect property values or cause congestion.

Permitted Uses:

1. Detached Single Family Dwelling
2. Two Family Dwelling
3. Bed and Breakfast
4. Rooming and Boarding House
5. Tourist Home
6. Vacation Rental Cottage
7. Home Occupation
8. Churches
9. Schools
10. Gift Shops
11. Pony Penning Sales
12. Restaurants
13. Retail Stores, any retail business
14. Beauty/Barber Shop
15. Caterer
16. Funeral homes
17. Wayside Stands, Tailgate sales
18. Wearing apparel shops
19. Professional Office
20. Day Care Facilities
21. Nursing Home
22. Rest Home
23. Heath Clubs, spas and gyms
24. Municipal Facilities

Special Exception Uses:

1. Power Generating Windmills
2. Public Utilities
3. Cemetery
4. Use of semi-trailers or trailers as accessory structure for storage
5. Light Industry
6. Light Waterfront Seafood Industry

Conditional Uses:

1. Townhouse
2. Multi-family Dwelling
3. Condominiums
4. Hotels/Motels

TOWN CENTER COMMERCIAL PLANNING AREA (C-2)

Issues – Conversion of existing commercial uses to residential that diminishes attraction of the historic commercial center of the Town.

Land Use Objectives – Preserve the Town Center’s historic character and insure that it continues to function as a center of commerce. Enhance the pedestrian environment in the Planning Area.

Permitted Uses:

1. Bed and Breakfast (in an existing structure)*
2. Rooming and Boarding House (in an existing structure)*
3. Tourist Home (in an existing structure)*
4. Vacation Rental Cottage (in an existing structure)*
5. Commercial Apartment (not located on the first floor)*
6. Home Occupation
7. Churches
8. Schools
9. Gift Shops
10. Pony Penning Sales
11. Restaurants
12. Retail Stores, any retail business
13. Wayside Stands, Tailgate Sales
14. Wearing Apparel Shops
15. Professional Office
16. Day Care Facilities (in an existing structure)*
17. Beauty/Barber Shop
18. Caterer
19. Light Industry
20. Municipal Facilities

Special Exception Uses:

1. Nursing Home
2. Rest Home
3. Power Generating Windmills
4. Public Utilities
5. Cemetery
6. Funeral Homes
7. Heath Clubs, Spas and Gyms
8. Use of semi-trailers or trailers as accessory structure for storage

Conditional Uses:

1. Detached Single Family
2. Two-family Dwelling
3. Townhouse
4. Multi-family Dwelling
5. Condominiums
6. Hotels/Motels
7. Mobile Home Park
8. Camper/travel trailer parks
9. Campgrounds
10. Light Waterfront Seafood Industry

7. CORRIDOR COMMERCIAL PLANNING AREAS (NEW C-3 DISTRICT)

Issue – Managing increasing vehicular and pedestrian traffic in the corridor to insure safety and avoid congestion: building, signage and site development practices that detract from the image of the Town.

Land Use Objective – Concentrate highway oriented commercial uses along the Maddox Boulevard corridor, enhance the visual image of this gateway corridor, and insure safe movement of vehicles and people.

Permitted Uses:

1. Bed and Breakfast
2. Rooming and Boarding House
3. Tourist Home
4. Vacation Rental Cottage
5. Commercial Apartment
6. Home Occupation
7. Churches
8. Schools
9. Hospitals
10. Libraries

11. Gift Shops
12. Pony Penning Sales
13. Restaurants
14. Retail stores, any retail business
15. Bakeries
16. Drugstore
17. Flower Shop
18. Caterer
19. Lumber and Building Supplies
20. Wayside Stands, Tailgate sales
21. Wearing apparel shops
22. Professional Office
23. Office Building
24. Public billiard parlors and pool rooms, bowling alleys, dance halls and similar forms of public amusement
25. Theaters, assembly halls
26. Dry Cleaners
27. Beauty/Barber Shop
28. Heath Clubs, spas and gyms
29. Home Appliance Services
30. Laundries
31. Machinery Sales and Service
32. Auto, motorcycles, trucks, mobile home sales and service
33. Service Station
34. Waterfront business
35. Plumbing and Electrical Supplies
36. Wholesale and processing
37. Day Care Facilities
38. Nursing Home
39. Rest Home
40. Light Industry, Light Seafood Industry
41. Municipal Facilities

Special Exception Uses:

1. Funeral homes
2. Power Generating Windmills
3. Public Utilities
4. Cemetery
5. Use of semi-trailers or trailers as accessory structure for storage

Conditional Uses:

1. Detached Single Family
2. Two-family Dwelling

3. Townhouse
4. Multi-family Dwelling
5. Condominiums

8. RESORT COMMERCIAL PLANNING AREAS (NEW C-4 DISTRICT)

Issue – Addressing the traffic and public facilities impacts associated with conversion of existing land uses to more intense residential uses.

Land Use Objective – Provide areas for mixed-use development including retail commercial and service uses, resort accommodations and planned unit developments.

Permitted Uses:

1. Detached Single Family
1. Two-family Dwelling
2. Townhouse
3. Bed and Breakfast
4. Rooming and Boarding House
5. Tourist Home
6. Vacation Rental Cottage
7. Commercial Apartment
8. Rest Home
9. Mobile Home Park
10. Camper/travel trailer parks
11. Campgrounds
12. Home Occupation
13. Churches
14. Schools
15. Gift Shops
16. Pony Penning Sales
17. Restaurants
18. Retail stores, any retail business
19. Wayside Stands, Tailgate sales
20. Wearing apparel shops
21. Beauty/Barber Shop
22. Caterer
23. Funeral homes
24. Heath Clubs, spas and gyms
25. Light Waterfront Seafood Industry
26. Professional Office
27. Day Care Facilities
28. Nursing Home
29. Light Industry
30. Municipal Facilities

Special Exception Uses:

1. Power Generating Windmills
2. Public Utilities
3. Cemetery
4. Use of semi-trailers or trailers as accessory structure for storage

Conditional Uses:

1. Multi-family dwelling
2. Condominiums.
3. Planned mixed-use development.
4. Hotel/Motel.

9. CONSERVATION PLANNING AREAS (NEW DISTRICT A-1)

Issue – Deterioration of water quality, loss of habitat, and decline in traditional industries (farming, forestry and seafood).

Land Use Objective – Promote and encourage the development of agricultural and forest lands for continuing agricultural operations, and for the purpose of conserving essential lands and open spaces for the protection of natural resources and waters and the reduction of pollution, soil erosion, and hazards from floods, fires and storms.

Permitted Uses:

1. Single-Family Dwelling.
2. Home Occupation.
3. Horticultural Uses Including Nurseries, Truck Farming and The Cultivation of Crops, and Including On-Site Facilities for Grading, Storing And Shipping, and/or Sales of Items Grown or Produced on Site.
4. Raising, Grazing and Feeding of Animals Including Dairy Cows, Livestock, Swine and Poultry, and the Keeping of Bees.
5. Game Preserves and Conservation Areas.
6. Fish Hatcheries and Fish Ponds; Wildlife/Waterfowl Ponds.
7. Drainage, Erosion and Flood Control Devices.
8. Wells, Water Reservoirs and Water Control Structures.
9. Public Utilities' Generating, Booster Or Relay Stations, Transformer Substations, Transmission and Distribution Lines And Towers, Pipes, Meters and Other Facilities for the Provision and Maintenance of Public Utilities, Including Water and Sewage Facilities.
10. Accessory Structures.
11. Schools, Churches.
12. Seafood and Shellfish Landing, Receiving, Storage and Shipping Facilities.
13. Aquaculture and Mariculture Facilities and Activities.

14. Commercial Kennels.
15. Commercial Riding and Boarding Stables.
16. Public Parks, Recreational Areas, Golf Courses, Yacht and Country Clubs, Marinas and Other Public Buildings.
17. Facilities for Repair and Fueling Of Watercraft.
18. Commercial Seafood and Shellfish Receiving, Processing, Packing and Shipping Facilities.
19. Lodges, Hunting Clubs, Boating Clubs, Golf Clubs.
20. Commercial Facilities for Grading, Processing, Packing, Storage and Marketing of Agricultural And Horticultural Products.
21. Fences.
22. Public Utilities.
23. Signs: Temporary Signs; See Article VII, Signs.
24. Pony Penning Sales.
25. Yard Sales.
26. Mobile Home.
27. Site Trailers.

Special Exception Uses:

1. Cemetery.
2. Airports and Aircraft Landing Strips.
3. Radiowave and Microwave Transmission and Relay Towers, and Appurtenant Structures and Facilities.
4. Power Generating Windmills.
5. The Use of Semi-Trailers or Trailers as Accessory Structures For Storage.

Conditional Uses: None

MAP*

FUTURE LAND USE CHINCOTEAGUE, VIRGINIA

Planning Areas

-  Single Family Residential
-  One and Two Family Residential
-  Mixed Residential
-  Town Center Commercial
-  Neighborhood Commercial
-  Corridor Commercial
-  Resort Commercial
-  Public/Semi-Public
-  Park
-  Conservation
-  Corporate Boundary

